



# 6 (2F3) Dickson Street

Leith, Edinburgh, EH6 8RL







Welcome to a one-bedroom second-floor flat which forms part of a traditional tenement building in sought-after Leith. This attractive home is beautifully presented throughout in light neutral colours, ensuring a move-in condition. It offers a sociable open-plan reception area, a well-appointed kitchen, and a three-piece shower room. Furthermore, it provides a fantastic base that will certainly appeal to city professionals, first-time buyers, and couples – especially with its highly desirable location. Just a short stroll away are numerous public parks, a wide choice of popular restaurants, bars, and cafes, supermarkets, and superb transport links, including a tram line to the city centre and airport.

Inside the flat, reached via a shared entrance and stairwell, you are greeted by a welcoming entrance hall. To the right is the open-plan kitchen, living and dining room. Here, soft neutral décor is paired with a complementary accent wall and snug carpeting for maximum comfort. Twin windows bathe the room in natural light, whilst a shelved recess provides plenty of space for display items. The kitchen area is neatly zoned to the rear of the room. It is fitted with wood-toned cabinets, alongside complementary worktops and easy-to-clean splashbacks. It also has undercabinet and plinth lighting for ambient moods, and it comes with a freestanding gas cooker, a fridge/freezer, and a washing machine.

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- Second-floor flat in move-in condition
  - Part of a traditional tenement building
  - Highly desirable location in Leith
  - Shared entrance and stairwell
  - Welcoming entrance hall
  - Open-plan kitchen/living/dining room
  - Well-appointed kitchen design
  - One double bedroom with built-in wardrobe
  - Shower room with a three-piece suite
  - Communal back garden
  - Controlled permit parking (Zone N7)
  - Gas central heating and double glazing
  - EPC Rating - C







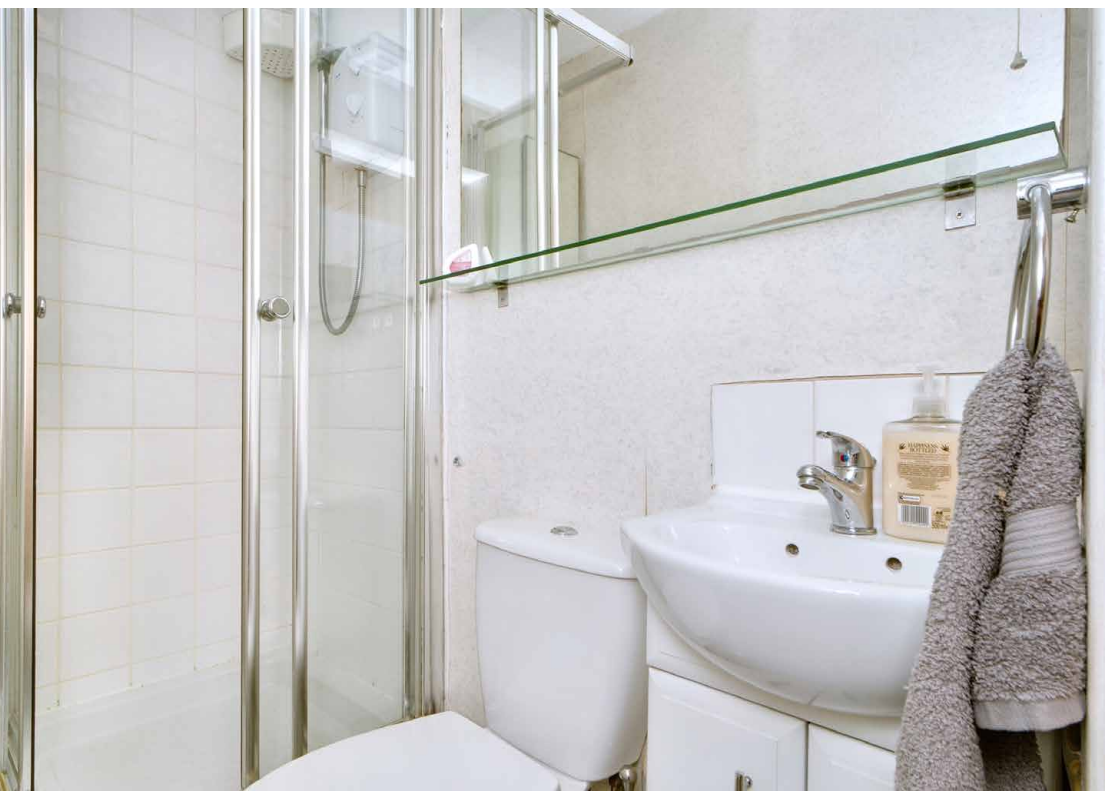


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Next door, the double bedroom echoes the neutral palette of the living area which enhances a light-filled ambience. This room is spaciouly proportioned to accommodate a range of bedside furnishings and it is supplemented by a built-in wardrobe. Meanwhile, a three-piece shower room completes the flat, providing a toilet, a storage-set washbasin, and a step-in shower cubicle. The property has gas central heating and double glazing throughout, ensuring year-round comfort and efficiency.

Outside, homeowners have use of a communal back garden. In addition, controlled permit parking (Zone N7) is in effect, ensuring residents have priority to park.

Extras: all fitted floor and window coverings, light fittings, a freestanding gas cooker, a fridge/freezer, and a washing machine to be included in the sale.





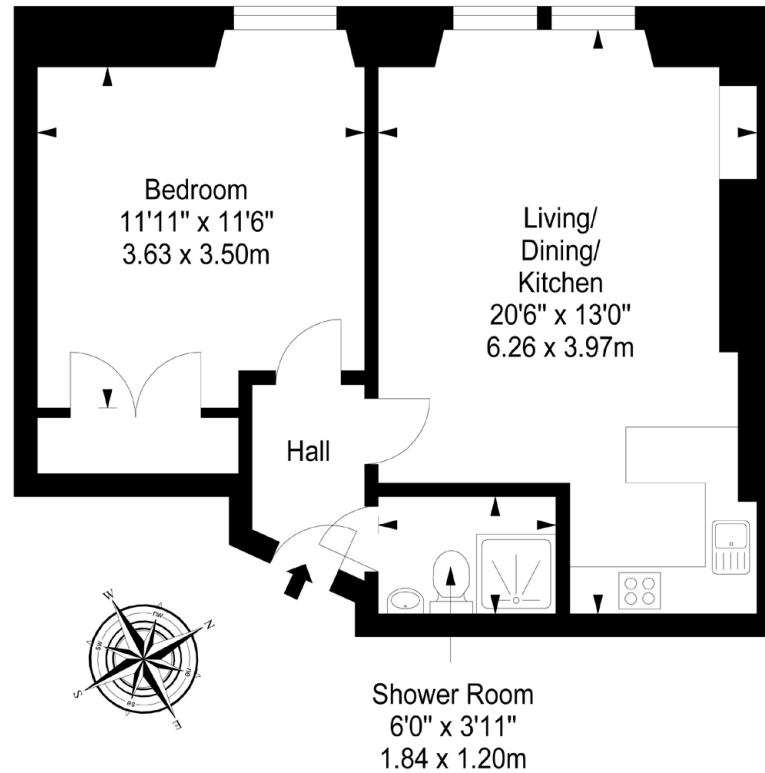
Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the fashionable Shore: a highly sought-after waterfront with an array of pubs and award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces as well, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. The area also benefits from a wealth of retail outlets and it is within easy reach of the St James Quarter, which is home to a fantastic selection of high-street favourites, designer stores, and entertainment facilities. Leith is also home to Ocean Terminal shopping centre, which hosts additional stores, family restaurants, a 24-hour gym, and a multiplex cinema. For further shopping and cultural facilities, Edinburgh city centre is easily accessible via a tram link along Constitution Street, providing the area with a direct commute through the city centre to Edinburgh International Airport. Also, there are fantastic bus services both day and night, and there is also a direct bus link to the airport. In addition, the school catchment area covers early years, primary, and secondary education.



# Floorplan

## Second Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 42.2 sq. metres (454.2 sq. feet)